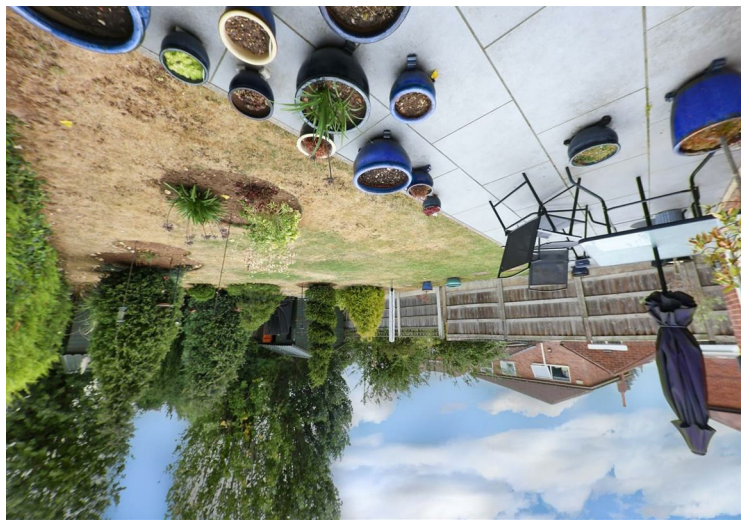
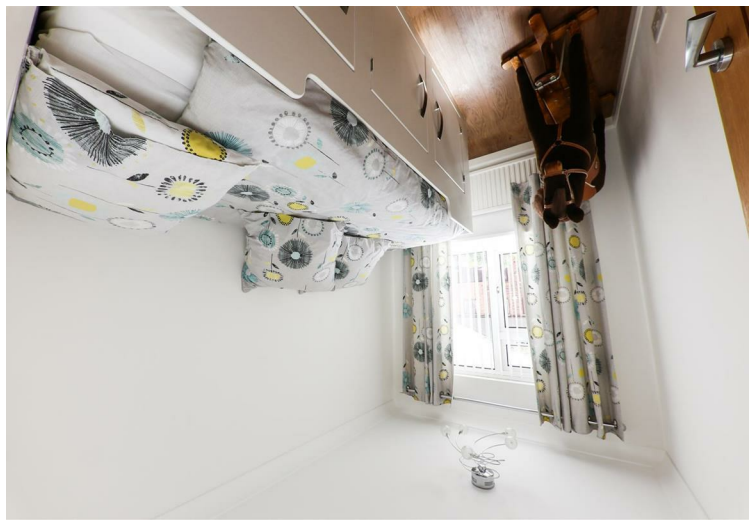
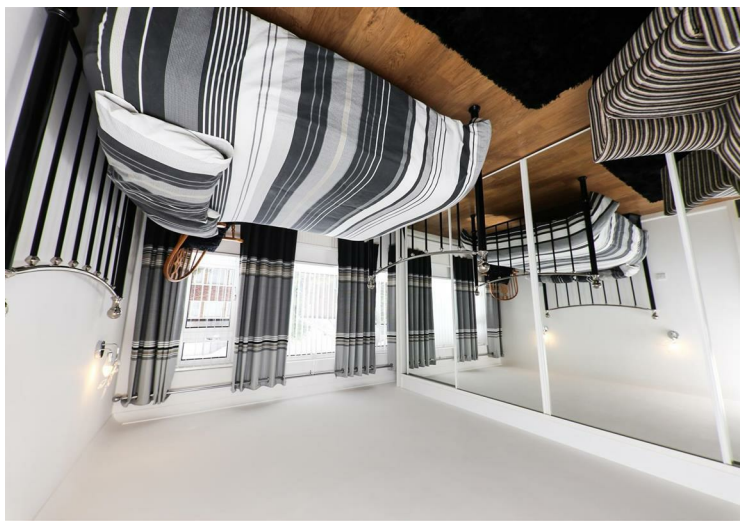
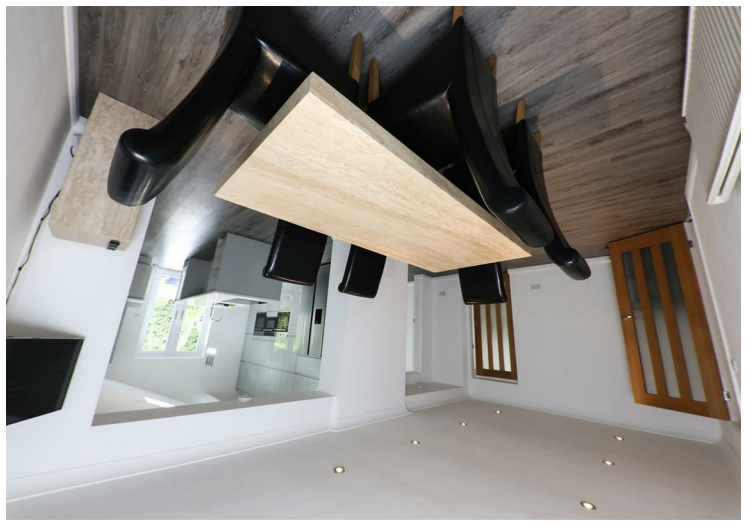









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Stonecross Drive, Sprotbrough, Doncaster, DN5 7QH

Guide Price £365,000 - £385,000

*****GUIDE PRICE £365,000 - £385,000*****

HUGELY EXTENDED & UPGRADED / PRISTINE CONDITION THROUGHOUT / A 3 BEDROOM SEMI DETACHED HOUSE / GORGEOUS CONTEMPORARY ISLAND KITCHEN WITH QUARTZ & GARDEN DOORS / OPTION FOR GROUND FLOOR BEDROOM / 2 IMMACULATE BATHROOMS / AMPLE PARKING / PRIVATE REAR GARDEN //

To put the size of this extended semi into context its approx. 50% bigger than the original house, giving it a amazing feeling of space. Not only is it big, its immaculately presented too making it ready to move into. It has gas radiators and underfloor heating (new boiler 20??), pvc double glazing and briefly comprises: Entrance hall, lounge, separate sitting room/ bedroom 4, large open plan living space into the brand new extended fitted island kitchen, with appliances, quartz and garden doors, utility room and a new ground floor shower room. On the first floor there is a landing with steps to a boarded loft, 3 bedrooms, (2 doubles and a single) plus a contemporary bathroom. Outside are attractive gardens, the rear feels very private finished with a porcelain patio, plus ample parking, garage/store plus additional garden stores. All in all an exceptional property, which really does need to be seen to be appreciated. Sought after Sprotbrough village location, close to amenities including popular schools, motorways etc.

ACCOMMODATION
A newer composite type double glazed entrance door with glazed side screens, a decorative glazed inset leads into the entrance hall.

ENTRANCE HALL
This is an attractive hallway and sets the theme for the remainder of the property. There is a checkerboard effect tiled floor covering, a staircase to the first floor accommodation with a deep built-in understairs storage cupboard with shelving for shoes etc. Coving to the ceiling, a central ceiling light, central heating radiator and an oak interior door (which can be found throughout the property) leads into the lounge.

LOUNGE
13'9" x 11'10" (4.19m x 3.61m)
An attractive front facing reception room, it has feature PVC double glazed windows to the front elevation, a contemporary style fireplace with a media cupboard set into the chimney recess, a central heating radiator, laminate flooring, coving to the ceiling and a ceiling light.

OPEN PLAN LIVING/ DINING ROOM
18'9" max x 12'6" max (5.72m max x 3.81m max)
This is a large open plan space, formally the kitchen as well but that has been moved into the extension. It is all finished with a modern laminate floor covering, a double panel central heating radiator, inset spotlighting, coving to the ceiling and this opens into a new extended and contemporary fitted kitchen.

CONTEMPORARY ISLAND KITCHEN
16'7" max x 10'2" max (5.05m max x 3.10m max)
This is fitted with a range of full height cabinets which include handleless doors finished with a pebble grey high gloss cabinet door, a matching central breakfast and cooking island with a white diamante quartz work surface, with space for seating. Integrated appliances include a five ring induction hob, an undermounted sink including a contemporary mixer tap, twin eye level matching ovens, a combination style microwave oven, integrated dish washer and a deep recess designed for an American style fridge freezer. Feature pendant light, plus spotlighting, two double glazed velux windows and two PVC double glazed doors which give access and an outlook into the rear garden and underfloor heating

SITTING ROOM or GROUND FLOOR BEDROOM 4
14'9" max x 11'0" max (4.50m max x 3.35m max)
This creates a versatile space, having two PVC double glazed velux windows, PVC double glazed opening doors which lead out into the rear garden., a laminate floor covering, inset spotlight to the ceiling and underfloor heating.

UTILITY ROOM
All beautifully finished with space for a fridge and freezer, plumbing for an automatic washing machine. There is timber block work surface, a wall mounted gas-fired combination type boiler which supplies the domestic water and central heating systems. A deep built-in storage cupboard, two double glazed velux windows, inset spotlighting and a door to a shower room.

CONTEMPORARY GROUND FLOOR SHOWER ROOM
All smartly finished with a frameless glass shower screen with an electric shower including a rainfall shower head, modern tiling, a matching wash basin and low flush wc inset to bathroom furniture with a diamante quartz work surface over, a continuation of the laminate flooring, a double glazed window, inset spotlighting and a wall mirror.

FIRST FLOOR LANDING
There is a fold down timber ladder which gives access into a fully boarded loft space. The landing has a PVC double glazed window to the side, a contemporary style tall radiator coving and doors to the bedrooms and bathroom.

BEDROOM 1
13'8" x 12'2" (4.17m x 3.71m)
A large double bedroom, it has a feature broad double glazed window to the front, a central heating radiator, laminate flooring and built-in wardrobes concealing hanging rail with ceiling to floor sliding doors.

BEDROOM 2
12'2" x 10'3" (3.71m x 3.12m)
A good sized second double bedroom, it has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, laminate flooring and coving to the ceiling, plus a range of fitted bedroom furniture concealing hanging rail behind sliding doors and a corner cupboard.

BEDROOM 3
8'6" x 6'6" (2.59m x 1.98m)
A comfortable third bedroom, it has a cleverly designed inbuilt custom bunk bed which accommodates a standard single mattress. It has a PVC double glazed window to the front, a central heating radiator, laminate flooring, coving to the ceiling and a ceiling light.

CONTEMPORARY HOUSE BATHROOM
Beautifully finished with a contemporary theme which includes a shower style bath with a mains plumed thermostatic shower, including a rainfall shower head and a shower screen, a wash hand basin set on to a vanity top and a low flush WC. There is modern grey tiling to the four walls, a coordinating vinyl floor covering, a PVC double glazed window and a contemporary style towel rail/radiator, a waterproof ceiling with inset spotlighting and a wall mirror.

OUTSIDE
The property stands on an attractive plot. The front is well maintained and well planned and provides off-road parking for several vehicles.

REAR GARDEN
Again, this is a particularly good size as evidenced by the photographs. It has all been beautifully planned and well maintained. There is a porcelain tiled patio which extends across the rear elevation and then leads to a lawn with flowers beds stocked with a variety of shrubs and plants along with hedging and fencing to the perimeters. Within the garden there are two useful storage sheds with power and light laid on which are included in the sale. There is external feature lighting and external power.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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